037.A	0001	0005.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	336,700	/	336,700
USE VALUE:	336,700	/	336,700
ASSESSED:	336,700	/	336,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1:	KABA ALYSHA & FAIZAN
Owner 2:	
Owner 3:	
Street 1:	2 MULLINS CT
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02141 Type:

PREVIOUS OWNER

Owner 1:	MAGLIONE NICOLE M -
Owner 2:	-
Street 1:	108 DECATUR ST #5
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	336,700			336,700
Total Card	0.000	336,700			336,700
Total Parcel	0.000	336,700			336,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.61 | /Parcel: 496.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

125732

GIS Ref

GIS Ref

Insp Date

05/25/18

!3094!

PREVIOUS ASSESSMENT

Parcel ID: 037.A-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	336,700	0	.		336,700		Year end	12/23/2021
2021	102	FV	332,100	0	.		332,100		Year End Roll	12/10/2020
2020	102	FV	322,700	0	.		322,700	322,700	Year End Roll	12/18/2019
2019	102	FV	294,700	0	.		294,700	294,700	Year End Roll	1/3/2019
2018	102	FV	244,300	0	.		244,300	244,300	Year End Roll	12/20/2017
2017	102	FV	227,500	0	.		227,500	227,500	Year End Roll	1/3/2017
2016	102	FV	204,800	0	.		204,800	204,800	Year End	1/4/2016
2015	102	FV	189,800	0	.		189,800	189,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:33:44

LAST REV

Date	Time
10/26/21	17:15:06
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3094

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLIONE NICOLE	67020-182		3/31/2016		240,000	No	No		
DOUGLAS ELIZABE	54686-330		5/14/2010		195,000	No	No		
RUSSIAN RITA A	42759-512		5/11/2004		219,000	No	No		
	14169-209		12/19/1980		43,900	No	No		N

USER DEFINED

Prior Id # 1:	125732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2021	Mail Update	JO	Jenny O
10/19/2020	Mail Update	MM	Mary M
2/4/2020	Mail Update	JO	Jenny O
5/25/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6022																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	1.927999973
Name:	10 - 6022

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.38495576
Const Adj.:	1.07110488
Adj $ / SQ:	482.116
Other Features:	35737
Grade Factor:	1.00
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446012
Depreciation:	109273
Depreciated Total:	336739

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	3	BRs:	1	Baths:	1				HB	0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	593.00
Special Features:	0	Val/Su Net:	496.61
Final Total:	336700	Val/Su SzAd	496.61

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	678	482.120	326,874
Net Sketched Area:		678	Total:	326,874
Size Ad	678	Gross Area	678	FinArea 678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.A-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: